




16 Garganey Street, Albany Creek

A PRIVATE LIGHT-FILLED FAMILY HAVEN ON 950M² WITH POOL, SHED & CARAVAN ACCOMMODATION

Positioned on a leafy and private 950m² block in the heart of Albany Creek, this immaculate double-storey residence delivers the perfect balance of space, comfort and lifestyle for growing families. Offering multiple living zones, generous accommodation and outstanding entertaining, this beautifully maintained home is ready to move straight in and enjoy.

Conveniently located just minutes from quality schools, shopping centres, public transport, cafés and parklands, this exceptional property combines everyday practicality with relaxed family living.

Step inside to discover a thoughtfully designed floorplan featuring four queen-sized bedrooms, multiple living and dining areas, updated bathrooms and an upstairs family retreat complete with kitchenette and additional walk-in storage. The spacious chef's kitchen sits at the heart of the home and flows seamlessly to the open-plan living and dining areas.

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FOR SALE
Contact Agent

AGENTS

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Designed for entertaining, the expansive covered alfresco area overlooks the sparkling in-ground pool and private backyard, creating the ultimate setting for hosting family and friends year-round. The backyard is fully fenced and offers plenty of room for children and pets to play, while the large shed/workshop, double garage with office and workshop space, and additional caravan/boat accommodation provide incredible versatility.

With air conditioning throughout, a 6.6kW solar system and an abundance of storage, this is a home that truly caters to modern family living.

Features Include:

Upstairs:

- Three queen-sized bedrooms, all with split system air conditioning
- Spacious family bathroom with bathtub
- Large family retreat/lounge area
- Kitchenette/utility area
- Walk-in storage room

Downstairs:

- Master bedroom with air conditioning and private ensuite
- Open-plan living and dining areas
- Large kitchen with dishwasher and ample bench space
- Formal dining area
- Powder room
- Internal laundry with storage
- Excellent internal storage throughout
- Double lock-up garage with separate office and workshop space

Outside:

- Expansive covered entertaining area
- Sparkling in-ground swimming pool
- Large garden shed/workshop
- 6.6kW solar power system
- Spacious backyard with plenty of room for kids and pets
- Water tank
- " Carport with room for a caravan, boat or trailer
- " Private 950m² block

Approximate Distances:

- 300m to City Bus (Route 359)
- 750m to Good Shepherd Christian School
- 950m to Albany Creek Village Shopping Centre
- 1.4km to Albany Creek State School
- 1.4km to All Saints Primary School
- 1.4km to Albany Creek Leisure Centre
- 1.4km to Eatons Hill Hotel
- 2.1km to Albany Creek Central (Woolworths)
- 2.2km to Albany Creek State High School
- Approx. 14km to Brisbane CBD

Surrounded by local parks, walking tracks and family-friendly amenities, this meticulously presented home offers an exceptional opportunity to secure a quality lifestyle in one of Albany Creek's most convenient locations.

For further information or to arrange an inspection, contact:

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Leila Lysons —0457 433 591

Disclaimer:

"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

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"LJ Hooker Property Connections also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 3264 9000."

MORE DETAILS

Property ID	1UC2F1H
Property Type	House
Land Area	950 m2
Including	Ensuite Study Air Conditioning Toilets (3) Pool Workshop Built-in-Robes Fully Fenced Solar Panels Water Tank

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All dimensions are approximate; they may be subject to errors and inaccuracies, and no liability will be accepted. Plans are shown for marketing purpose only.

4 2 2 276m²

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